T P Marsh
Arboricultural Consultant

Arboricultural Tree Survey

Corresponding to BS5837 2012;

Incorporating a Tree Survey, Arboricultural Impact Assesment, Tree Protection Methods

Site Address
The Orchard
Blind Lane
West End
Southampton
SO30 2HJ

Date: September 2014

Client: Mr. O Cater

Report and Assessment

of

T. P. Marsh

Qualifications and Experience

My professional qualifications are:

Royal Forestry Society Certificate in Arboriculture

Surrey County Certificate in Arboriculture (Credit)

National Certificate in General Horticulture

Yorkshire County Certificate General Horticulture

I established my Arboricultural Practice in 2004 prior to this I was professionally employed as an Arboricultural Officer in Local Government for twenty-eight years, twenty-four years of which within a Planning Department. Post 2004 I have undertaken Arboricultural Consultancy within both the private and public sectors.

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Chapter 1

Arboricultural Impact Assessment

This Arboricultural Impact Assessment has been prepared to accompany the proposed appeal against the Councils refusal for the planning application in relationship to for the erection of two residential units:

The purpose of the document is to provide supportive evidence against the Local Planning Authorities refusal for the granting of planning permission provide three residential units within the grounds of The Orchard Blind Lane and to illustrate that the proposal can be achieved without adversely affecting the Amenity of the area by retaining those trees located both on and off site that contribute to the Amenity of the area and ensuring that there is no adverse affect to either their health or longevity.

The contents of this document or extracts from it can be directly referred to by the Government inspectorate within any planning conditions attached to the granting of consent for the proposed development thereby forming legal constraints on site activities.

In accordance with the guidelines expressed by the BS5837 2012 upon the granting of a Planning Consent a detailed Arboricultural Method Statement is required to provide a site and design specific document to be completed prior to construction activity and circulated to all parties concerned.

Site description:

The site is located between the Hamlets of Horton Heath and West End within the administrative area of Eastleigh Borough Council to the north of Bubb Lane (B3342) and forming a junction with Botley Road (B354). A number of existing residential properties are located along the side of Blind Lane in this location. The site abuts that of Pear tree Cottage with no boundary indicators present between the proposed site and that of the longest boundary with Peartree Cottage. The site represents an inverted letter in shape orientated approximately north -south with the return element having a frontage with Botley Road. The majority of the trees within the site are located within the northern element of the site and around the site boundaries.

Trees to be retained:

On site	0202, 0203, 0207,
Off site not affected	0186, 0187,0188, 0193
Off site RPA encroached	0189, 0185
On site RPA encroached	0191, 0210, 0211

Trees requiring immediate attention

The tree survey identified the following trees for removal due to their condition
0190 Willow, 0192 Holly, 0205 Ash

Trees lost to the proposal

Tag No	Species	Category	Age	Location	Safe life expectancy	Amenity value
0194	Willow	C1	Mature	Located on top of pipe line	Short	Low
0195	Ash	C1	Mature		Short	Low
0196	Ash	B2	Mature		Long term	Low
0197	Hawthorn	C1	SM*		Medium	Low
0198	Hawthorn	C1	SM*		Medium	Low
0199	Ash	B2	SM*		Long term	Low
0200	Ash	C1	SM*		Medium	Low
0201	Hawthorn	C1	SM*		Medium	Low
0204	Ash	C1	SM*		Long term	Low
0206	Hawthorn	C1	Young		Medium	Low
0207	Hawthorn	C1	SM*		Long term	Low
0208	Ash	B2	SM*		Long term	Moderate
0209	Oak	B2	SM*		Long term	Moderate
* Semi-mature						

Trees requiring access or clearance pruning

Tag No	Species	Location	Specification
None anticipated			

Soil Assessment:

The British Geological Survey (http://mapapps.bgs.ac.uk/geologyofbritain/home.html) data indicates the superficial deposits as Alluvium Clay, silt sand and gravel. The bedrock appears to be that of Whittering formation sand, silt and clay.

Proposed development:

The proposed planning application is for the erection of a three residential dwelling as illustrated by the drawing 1637/05/11/Rev A undertaken by MDT Architectural Services dated June 2013.

Implications to the tree stock:

- Demolition of existing structures
- Site access
- Change of levels
- Erection of the built structures – Physical damage
- Provision of Services
- Site compounds and storage of materials

Chapter 2

Arboricultural Statement

The impact of the proposal in direct and indirect terms is low to moderate

Site access:

The proposal creates a new access onto Blind Lane approximately mid point of the application area to services plots 1 and 2 removing the Ash 0208 and the Oak 0209. The separate driveway for plot 3 creates an access point onto Botley Road and will require the introduction of a no dig methodology for its construction utilising cellular confinement matting such as Cellweb or other compatible product.

Demolition of existing structures:

None

Construction of the proposed development:

The proposal is for the erection of three residential units:

Plot One: The footprint of plot one is located within the canopy spread of the triple stemmed Ash 0204 and encroaches into the root protection area of the tree in practical terms it is suggested that this tree is lost to the proposal. This situation is repeated with regard to the Hawthorn 0207.

Detached Garage plot One: The footprint encroaches into the root protection areas of the Oaks 0210 and 0211 however this situation can be resolved by the introduction of special measures involving a suspended slab supported on pile foundations.

In order to provide a circulation route around the garge for construction purposes it will be necessary to provide ground protection measures.

Plot two: The footprint of plot one is located within the canopy spread of the triple stemmed Ash 0204 and encroaches into the root protection area of the tree in practical terms it is suggested that this tree is lost to the proposal. This situation is repeated with regard to the Hawthorn 0206.

Detached Garage plot Two: The detached garage marginally encroaches into the root protection area of the Horse Chestnut 0185 located within the curtilage of Pear Tree Cottage however this situation can be resolved by the introduction of special measures involving a suspended slab supported on pile foundations.

In order to provide a circulation route around the garge for construction purposes it will be necessary to provide ground protection measures.

Plot three: The footprint of plot three is located both within the canopy spread of the multiple stemmed Willow 0194 and encroaches into the root protection area of the tree, in practical terms it is suggested that this tree is lost to the proposal. It should be noted that this large mature tree is located on top of the indicated pipe line and for this reason probably contradicts the terms of the way leave.

Plot three is situated within the small copse or thicket situated within the north-western corner of the site and will result in the loss of a number of trees previously identified within the report. The loss of these trees in terms of impact on the amenity of the area enjoyed by the public at large is low due to the linear copse to the north-west of the site and the agricultural land and the associated hedgerows also situated to the north-west and west of the site in question.

Detached Garage plot Three: The detached garage marginally penetrates into the root protection area of the Willow 0194 however it as previously been suggested within this report that this tree should be removed due to the impact of proposed residential unit annotated plot three and the existence of the pipe line.

Daylight considerations:

The juxta position of the three proposed dwellings and that of the adjacent trees is sufficient to avoid a conflict occurring in regard to both direct and indirect light levels and the occupancy of the dwellings.

Siting of site offices and storage compounds;

There is ample scope within the site to accommodate the site facilities and open storage outside of the root protection areas of the retained trees.

Provision of Services:

The site will require the installation of services to proposed residential units and the associated detached garages. The proposed route of any excavations is to be agreed in advance with the Local Authorities Arboricultural Officer and can be conditioned as such and undertaken in accordance with and comply with all relevant NGUG publications and specifically Volumes 2 and 4 should they be located within the root protection areas.

Chapter 3

Tree Protection

Tree Protection fencing/barriers to be erected before the commencement of any on site activity and to be retained in situ until the completion of the development.

In accordance with the advice contained within the British Standard 5837 2012 Guide for "Trees in relation to design demolition and construction" it will be necessary to erect Tree Protection Fencing/barriers around the margins of the calculated root protection areas. In addition small areas will require ground protection measures previously indicated within the report.

Tree Fencing Specification

The British Standard 5837 2012 'Guide to Trees in relation to demolition and Construction' recommends the erection of protective fencing to safeguard the rooting area of the trees to the following specifications:

Tree protection fencing or barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of the work taking place around the retained tree/s. On all sites special attention should be made to ensure that the barriers remain rigid and entire.

The proposed tree protection fencing is that of above ground stabilizing systems as illustrated in Fig 3 on page 21 of the British Standard 5837 2012.

Tree Protection fencing specification Type BS secondary specification







X

Chapter 4

Arboricultural supervision

Prior to commencement of works a site meeting must be held before any demolition / construction begins. The site meeting is to be held between the parties involved i.e. site manager / agent together with the appointed Arboricultural Consultant and the Arboricultural Officer for the Local Planning Authority. All the tree protection measures to be implemented to be discussed and any alterations or additions to the submitted details circulated in writing to all parties. The appointed Arboricultural Consultant is to be present and observe the key events during the construction process.

The table below is a suggested site inspection log. This is a small scale development with minimal risk to the established trees.

Timing	**Present** (unlikely to be all for all visits)	**Comments from site visit**	**Date & Signature of LPA or Project Arboricultural Consultant**
Inspect protection measures pre-works	LPA Arb/Project Arb/ Project manager		
Site visit commencement of ground works	Project Arb		
Site visit fortnightly	Project Arb		
Post-works inspection to agree dismantle of tree protection	LPA Arb/Project Arb/Site engineer/ Project manager		

Chapter 5

Planning Restrictions

The presence of Tree Preservation Orders or the presence Designated Conservation Areas are not known at the time of writing this report.

The contact address for Eastleigh Borough Council Development Control is: Eastleigh House, Upper Market Street Road Eastleigh SO50 9YN.

The Council main switch number is: 023 8068 8000

The Local Authority Arboricultural Officers contact address is Eastleigh Borough Council, Countryside and Recreation Department, Civic Offices, Leigh Road, Eastleigh Hants SO509YN.

The senior arboricultural officer for the Council is Mr. Tim Holman.

Telephone number 023 8068 8471

Chapter 6

Conclusions

- The proposal is for the erection of a three residential dwelling associated detached garages.

- The proposed development will result in the loss of number of young to mature trees.

- The impact in terms of Plots One and Two is considered to be moderate due to the loss of the Ash 0208 and the Oak 0209 which are located adjacent to the public highway. In regard to plot Three the removal of the trees in terms of impact on the amenity of the area enjoyed by the public at large is low due to the linear copse to the north-west of the site and the agricultural land and the associated hedgerows also situated to the north-west and west of the site in question.

- The footprint of the proposed garages associated with plot one and two penetrates into the root protection areas of 0185, 0210 and 0211and will require the introduction of special measures with regard the their construction.

- The proposed driveway associated with plot three with require the use of a no dig methodology for its construction.

- In accordance with the guidance within BS 5837 the proposal will require the implementation of the tree protection measures.

- The root protection area calculations have not been modified to take into account the influence of the public highway. However I do not consider that this has affected the conclusions of the report.

Appendices One

Tree survey schedule and Root protection area calculations.

Appendices Two

Drawings